



FOR SALE

CLASS A RESTAURANT SPACE

**44 E EXCHANGE PLACE
SLC, UT 84111**

PREMIER RESTAURANT SPACE IN THE HEART OF DOWNTOWN

LIST PRICE

\$5,300,000

TOTAL SQUARE FEET

9,032

FLOORS

Three

BUILDING CLASS

A

ZONING

D-1

INCLUSIONS

Grease Trap
Hood Vent
ALL FF&E

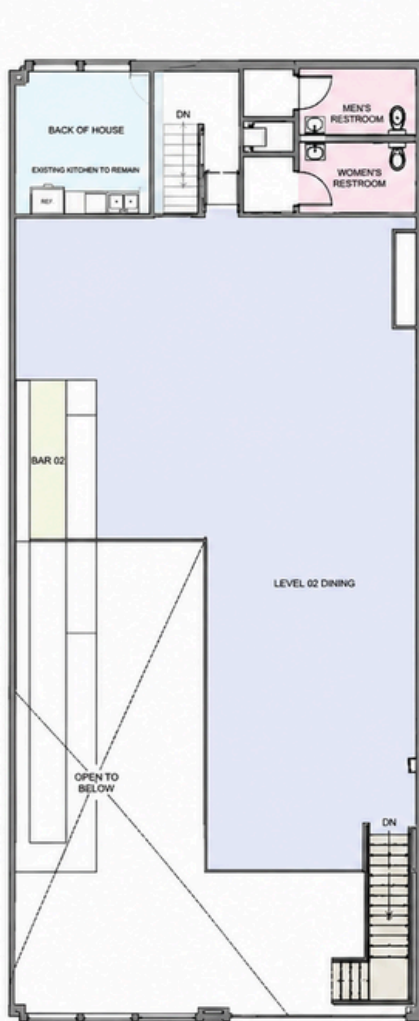


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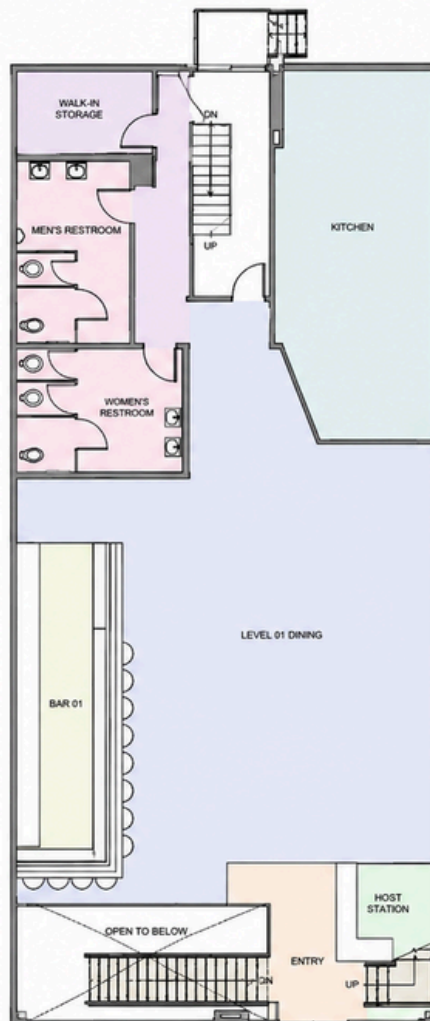
ALIGN
COMPLETE REAL ESTATE SERVICES



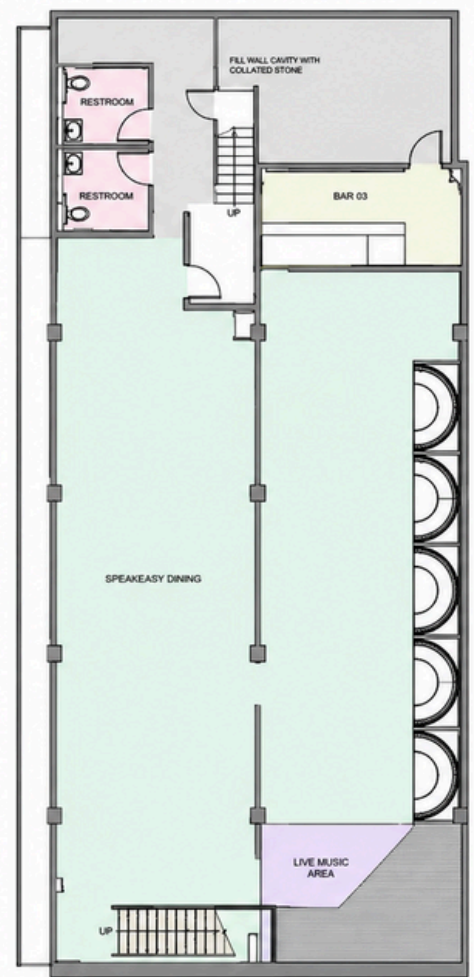
FLOOR PLANS



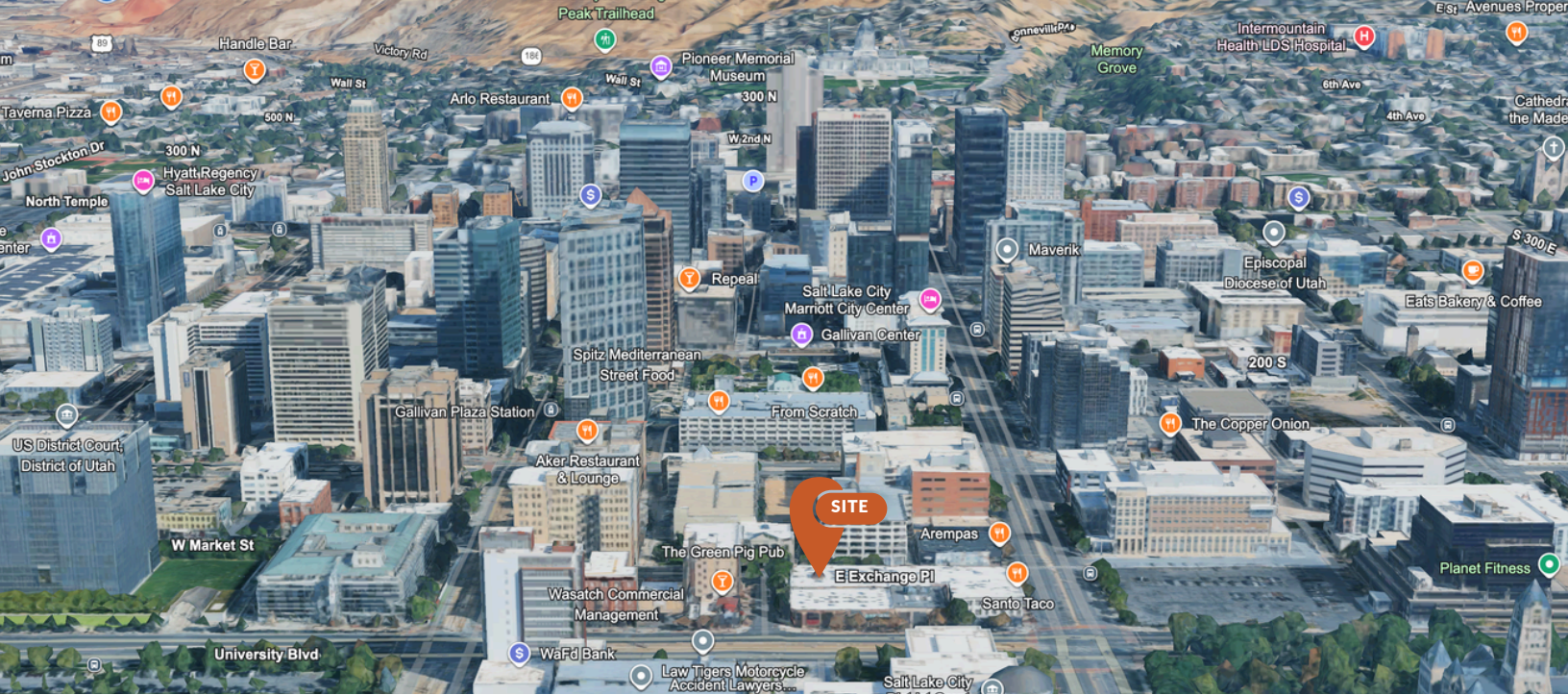
PLAN - LEVEL 02



PLAN - LEVEL 01



PLAN - BASEMENT



PROPERTY SUMMARY

Rare opportunity to own a premier restaurant space in the heart of Downtown Salt Lake City. Originally designed as office space, the building has recently undergone a complete transformation into a sophisticated, fully equipped restaurant and entertainment venue. The main level features a spacious, open-concept layout with a dining area, bar, and full commercial kitchen. A lofted upper level offers additional seating and a second bar overlooking the space below. The lower level is designed as a private speakeasy-style bar and lounge, complete with room for live music and entertainment. Every detail was thoughtfully planned, including ample restroom facilities, generous back-of-house space, and abundant storage. Completed just months ago, this turnkey property is fully prepared for its next owner and is ready for immediate occupancy and operation. All FF and E and included in the sale.



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